

**ZONING COMMISSION MEETING
THURSDAY, DECEMBER 1, 2011
CITY HALL, SUITE 400 – 1:00 PM**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF NOVEMBER 3, 2011 MINUTES**
- 4. PUBLIC HEARINGS**

Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

CASE NO. ZC 11-33

PUBLIC HEARING on the request of Robert C. Hall of Miller, Hall & Triggs, LLC to rezone property from a Class R-2 (Single Family Residential) District to a Class O-2 (Exclusive Office Park) District for the properties located at **7417 & 7425 N. Knoxville Avenue, Peoria, IL.** (Council District 5)

CASE NO. ZC 11-34B

PUBLIC HEARING on the request of Robert C. Hall of Miller, Hall & Triggs, LLC to amend an existing Special Use Ordinance No. 13,391, as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to:

1. Obtain approval for a building addition to the south end of the main shopping center building with an address of 2601 W. Lake Street, with a waiver for front yard setback.
2. Revise the existing free standing sign to reconfigure certain design elements.
3. Revise the landscape plan for the front yards and parking lots of the shopping center.
4. Revise the north parking lot to reconfigure parking spaces and driving aisles.
5. Obtain approval to add 3 freestanding signs and to place banners on parking lot light poles.

The Shopping Center is commonly known as Westlake Shopping Center and includes addresses of **2515, 2601, and 2701 W. Lake Street and 4221 N. Sterling Avenue, Peoria, IL.** (Council District 4)

CASE NO. ZC 11-35B

PUBLIC HEARING on the request of Ben Porush of 3 Diamond Development to rezone property from a Class O-2 (Exclusive Office Park) District to a Class R-3 (Single Family Residential) District and to obtain a Special Use for Elderly Housing for the property located at **2308 W. Nebraska Avenue, Peoria, IL.** (Council District 2)

CASE NO. ZC 11-36B

PUBLIC HEARING on the request of Mark Petersen of Petersen Companies, LLC to amend an existing Special Use Ordinance No. 15,584, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Sports Field for the properties located at **7618 – 7810 N. IL Route 91, Peoria, IL.** (Council District 5)

CASE NO. ZC 11-L

PUBLIC HEARING on the request of the City of Peoria to amend Appendix C, the Land Development Code, to add a Special Use approval process for existing development in a Form District requesting waivers subject to Form District regulations.

- 5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**

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